

EXHIBIT A

Court of Common Pleas Summons & Complaint

THE COURT OF COMMON PLEAS, CIVIL DIVISION
CUYAHOGA COUNTY, OHIO

Clerk of Courts | The Justice Center | 1200 Ontario Street 1st Floor, Cleveland, Ohio 44113

THE CINCINNATI INSURANCE COMPANY

Plaintiff

CASE NO. CV25115928

JUDGE JOHN J RUSSO

V.

KEITH TROUT, ET AL.

Defendant

SUMMONS SUMC CM

Notice ID: 56734786



From: THE CINCINNATI INSURANCE COMPANY P1
6200 SOUTH GILMORE ROAD
FAIRFIELD OH 45014

Atty.: DENNIS G. REHOR
6480 ROCKSIDE WOODS BLVD. SOUTH
SUITE 145
INDEPENDENCE, OH 44131-0000

To: KEITH TROUT D1
527 OLIVE STREET
PITTSBURGH PA 15237

NOTICE TO THE DEFENDANT:

The Plaintiff has filed a lawsuit against you in this Court. You are named as a defendant. A copy of the **Complaint** is attached.

If you wish to respond to the Complaint, you must deliver a written **Answer** to the Plaintiff's attorney (or the Plaintiff if not represented by an attorney) at the above address *within 28 days* after receiving this Summons (not counting the day you received it). A letter or a phone call will not protect you. Civil Rule 5 explains the ways that you may deliver the **Answer** (<http://www.supremecourt.ohio.gov/LegalResources/Rules/civil/CivilProcedure.pdf>)

You must also file a copy of your **Answer** with this Court within 3 days *after* you serve it on the Plaintiff. You can file your **Answer** with the Clerk of Courts by one of the following methods: 1) In-person or by mail at the above address or 2) electronically through the online e-Filing system. For more information on using the e-Filing system, visit <http://coc.cuyahogacounty.gov/en-US/efiling.aspx>.

If you fail to serve *and* file your **Answer**, you will lose valuable rights. The Court will decide the case in favor of the Plaintiff and grant the relief requested in the **Complaint** by entering a default judgment against you.

You may wish to hire an attorney to represent you. Because this is a civil lawsuit, the Court cannot appoint an attorney for you. If you need help finding a lawyer, contact a local bar association and request assistance.



Nailah K. Byrd
Clerk of Court of Common Pleas
216-443-7950

Erie D. Vogt

By _____
Deputy _____

Date Sent: 04/21/2025

CMSN130



**NAILAH K. BYRD
CUYAHOGA COUNTY CLERK OF COURTS
1200 Ontario Street
Cleveland, Ohio 44113**

Court of Common Pleas

**New Case Electronically Filed: COMPLAINT
April 17, 2025 08:44**

By: DENNIS G. REHOR 0063684

Confirmation Nbr. 3467320

THE CINCINNATI INSURANCE COMPANY

CV 25 115928

vs.

KEITH TROUT, ET AL.

Judge: JOHN J. RUSSO

Pages Filed: 8

IN THE COURT OF COMMON PLEAS
CUYAHOGA COUNTY, OHIO

THE CINCINNATI INSURANCE)	CASE NO.
COMPANY)	
as subrogee and successor in interest to)	JUDGE
Sunshine, Inc., dba Home2 Suites by Hilton)	
6200 South Gilmore Road)	
Fairfield, Ohio 45014-5141)	
)	
Plaintiff,)	<u>COMPLAINT</u>
)	
vs.)	
)	
KEITH TROUT)	
527 Olive Street)	
Pittsburgh, Pennsylvania 15237)	
)	
and)	
)	
JOHN/JANE DOE MINORS 1-15)	
True Name(s) and Location(s) Unknown)	
)	
and)	
)	
JOHN/JANE DOE PARENTS/)	
GUARDIANS 1-30 OF JOHN/JANE)	
DOE MINORS 1-15)	
True Name(s) and Location(s) Unknown)	
)	
Defendants.)	
)	

Now comes Plaintiff, by and through its undersigned counsel, and for its Complaint,

states as follows:

1. On or about April 22, 2023, and at all times material herein, Plaintiff The Cincinnati Insurance Company (hereinafter “CIC”) was the insurer, assignee, subrogee, and successor in interest of Sunshine, Inc., dba Home2 Suites by Hilton (hereinafter Sunshine, Inc.), who was the owner and/or operator of a hotel located

at 7355 Engle Road, Middleburg Heights, Ohio known as the Middleburg Heights Home2 Suites by Hilton.

2. On or about April 22, 2023, Defendant Keith Trout and/or Defendants John/Jane Doe Parents/Guardians 1-30 rented a hotel room on or about the second floor at the aforementioned Middleburg Heights Home2 Suites by Hilton. Pursuant to Ohio Civil 10(D), a true and accurate copy of the room rental invoice is attached hereto as Exhibit 1. ***Please note that any personal identifiers or personal information or banking information, if applicable, has been redacted from Exhibit 1.*
3. On or about April 22, 2023, Defendant Keith Trout and Defendants John/Jane Doe Parents/Guardians 1-30 negligently allowed Defendants John/Jane Doe Minors 1-15, who were affiliated with or part of a youth basketball team, to have unsupervised access to the room rented at the aforementioned Middleburg Heights Home2 Suites by Hilton on or about the second floor.
4. After gaining unsupervised access to the said hotel room rented by Defendant Trout and/or Defendants John/Jane Doe Parents and Guardians 1-30, Defendants John/Jane Doe Minors 1-15 acted willfully, recklessly, wantonly, grossly negligently, and/or negligently in such as manner as to cause a major water loss therein which caused substantial damage to the aforementioned Middleburg Heights Home2 Suites by Hilton and which required a response from local first responders.
5. Security cameras were present and they depicted Defendants John/Jane Doe Minors 1-15 exiting the room from which the aforementioned water loss emanated

and local first responders who responded to assist in stopping the flow of water were present.

6. Below are images from security cameras depicting several of the Defendants John/Jane Doe Minors 1-15 rapidly exiting the room from which the aforementioned water loss emanated. Please note that facial identifiers have been redacted.





7. Below is a photograph of the local first responders who were called to the scene to assist in stopping the flow of water emanating from the room Defendants John/Jane Doe Minors 1-15 were in on or about the second floor of the Middleburg Heights Home2 Suites by Hilton.



8. Attached to this Complaint as Exhibit 2 is a true and accurate copy of the Middleburg Heights Fire Department Run Report 23044883, which stated that the cause of the water loss was “teenagers playing” in Room 211 and “sink broke causing water damage in 2nd

and 1st floor.” **Please note any personal identifiers contained within Exhibit 2 have been redacted.

9. The above described willful, reckless, wanton, grossly negligent, and/or negligent actions of Defendants John/Jane Doe Minors 1-15 caused damage to Plaintiff’s insured, Sunshine, Inc., in an amount totaling at least \$146,000.00.
10. As to a claim for negligent supervision, Plaintiff alleges Defendant Keith Trout and Defendants John/Jane Doe Parents/Guardians 1-30 of Defendants John/Jane Doe Minors 1-15 had a duty to supervise Defendants John/Jane Doe Minors 1-15 at all times while at the Middleburg Heights Home2 Suites by Hilton.
11. Defendant Keith Trout’s and Defendants John/Jane Doe Parents/Guardians 1-30’s breach of the duty described in the preceding paragraph was a direct and proximate cause of the damages caused to Plaintiff’s insured, Sunshine Inc., in an amount totaling at least \$146,000.00.
12. In addition to its claim for negligent supervision, pursuant to Ohio Revised Code Section 3109.09, Defendant Keith Trout and Defendants John/Jane Doe Parent/Guardians 1-30 are also strictly liable for the willful, wanton, reckless, grossly negligent acts of Defendants John/Jane Doe Minors 1-15 which was a cause of the damage in the amount of at least \$146,000.00.
13. As a direct and proximate result of the combined acts of the Defendants, Plaintiff CIC paid to, or on behalf of, Sunshine Inc., the amount of at least \$146,000.00 and became subrogated to said amount and all amounts to be paid.

WHEREFORE, Plaintiff demands judgment against the Defendants, jointly and severally, in an amount of at least \$146,000.00, interest at the statutory rate, and the costs of this action.

/s/ Dennis G. Rehor

Dennis G. Rehor (0063684)
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Home2 Suites - Cleveland/Middleburg Heights
7355 Ingalls Rd.
Middleburg Heights, OH 44130
United States of America
TELEPHONE 440-403-9793 • FAX 440-403-9794
Reservations
www.hilton.com or 1 800 HILTONS

TROUT, KEITH

527 OLIVE ST

PITTSBURGH PA 15237
UNITED STATES OF AMERICA

Room No: 211/NKJ
Arrival Date: 4/22/2023 6:15:00 PM
Departure Date: 4/23/2023 1:24:00 PM
Adult/Child: 1/0
Cashier ID: CLWHITE2
Room Rate: [REDACTED]
AL: [REDACTED]
HH #: 1603915354 BLUE
VAT #: [REDACTED]
Folio No/Che: 136154 A

Confirmation Number: 95884478

Home2 Suites - Cleveland/Middleburg Heights 4/24/2023 11:19:00 AM

DATE	REF NO	DESCRIPTION	CHARGES
4/22/2023	450417	GUEST ROOM	[REDACTED]
4/22/2023	450417	RM - STATE TAX	[REDACTED]
4/22/2023	450417	RM - COUNTY BED TAX	[REDACTED]
4/22/2023	450417	RM - CITY TAX	[REDACTED]
4/23/2023	450585	[REDACTED]	[REDACTED]
		REF=0000136154-00238349 CONTACTLESS	
		07	
		Application Label: [REDACTED]	
		TC: 96886D41DED3DD2F	
		TVR: 0000008001	
		AID: A0000000041010	
		BALANCE	[REDACTED]

CREDIT CARD DETAIL

APPR CODE [REDACTED]

CARD NUMBER [REDACTED]

TRANSACTION ID [REDACTED]

MERCHANT ID

8031069258

EXP DATE

[REDACTED]

TRANS TYPE

Sale

EXHIBIT 1

Electronically Filed 04/17/2025 08:44 / / CV 25 115928 / Confirmation Nbr. 3467320 / CLEV1

Middleburg Heights

CAD Number

23044883

Date: Time: Mrc: Dispatchers: CAD Call For Service
 04/22/2023 22:29:34 T D10 D10

Location: City: Zone: Grid: Agency
 7355 ENGLE RD MIDDLEBURG 3 MH

Call Type: Incident#: Accident#: EMS #: Fire #
 ASSIST FIRE - EMS FIRE-UTILITY

Reviewed By: Disposition: Strat Transport End Transport
 ASSISTED MH231218

Caller: _____

Common Name:
 HOME 2 SUITES BY HILTON

Caller:

Caller Address: Phone

Units / Times _____

Unit:	Dispatch:	Route:	Arrive:	Cleared:	Patient:	Leave:	Hospital:	In Service:	Quarters:	Badge1	Badge2:	Agency
4807	22:41:29	22:41:48	22:45:58	23:22:20						4807		MH
4816	22:46:53	22:46:56	22:46:56	23:22:21						4816		MH
4826	22:49:34	22:49:38	22:49:38	23:22:24						4826		MH
MHL1	22:30:27	22:30:42	22:31:53	23:22:38				23:20:16	23:22:38			MH

Narrative

CALLED IN DIRECT TO STATION REF BROKEN SINK
 2241 HRS FD REQ PD IN THE MAIN LOBBY
 2321 HRS TEENAGERS PLAYING IN 211 // SINK BROKE CAUSING WATER DAMAGE IN 2ND
 AND 1ST FLOOR // ADV OWNER THAT IT IS A CIVIL MATTER BETWEEN THE HOTEL AND THE
 ROOM TENANT

EXHIBIT 2